

ZONING DISTRICT		AREA (M)	AREA (SqFt)	PERCENT
SRB	<i>Single Residence B</i>	14,015,127	150,857,574	43.15%
SRA	<i>Single Residence A</i>	12,033,961	129,532,480	37.05%
RR-C	<i>Rural Residence - Conservation</i>	3,302,028	35,542,733	10.17%
IP	<i>Industrial Park</i>	800,103	8,612,233	2.46%
GR	<i>General Residence</i>	660,148	7,105,774	2.03%
I	<i>Industrial</i>	300,487	3,234,417	0.93%
INS	<i>Institutional</i>	298,395	3,211,895	0.92%
A2	<i>Apartment 2</i>	256,632	2,762,361	0.79%
I1	<i>Industrial - 1</i>	159,919	1,721,358	0.49%
A1	<i>Apartment 1</i>	155,615	1,675,026	0.48%
B-CH ST	<i>Chestnut Street Business</i>	142,166	1,530,263	0.44%
B-CTR	<i>Center Business</i>	113,068	1,217,049	0.35%
B	<i>Business</i>	99,053	1,066,200	0.30%
B-AV SQ	<i>Avery Sq. Business</i>	56,566	608,871	0.17%
NB	<i>Neighborhood Business</i>	55,444	596,793	0.17%
B-H AV	<i>Hillside Ave. Business</i>	30,994	333,616	0.10%
	<i>Total</i>	<i>32,479,706</i>	<i>349,608,641</i>	<i>100.00%</i>

<b>ID</b>	<b>Name</b>	<b>Total Lots</b>	<b>Total acres</b>	<b>Date Approved</b>
5	Bridle Trial Estates	27	80.00	1993-1998
7	Duncan Drive	4	4.68	1996
12	Cedar Street Subdivision	15	5.80	1994
17	Heath Street Subdivision	5	1.10	1996
20	Meadow Woods	5	8.03	1997
24	Reservoir Ave.	3	1.03	1990
26	Riverview Estates	5	25.80	1998
27	Sadlebrook Estates	23	28.00	1994
29	Sachem Road	4	1.43	1998
30	Starr Ridge Estates	5	9.13	1997
31	Southfield Estates	11	17.00	1996
33	Southwood Estates	5	8.70	1995
34	Stonefield Estates	8	9.80	1996
37	15 & 21 Wellesley Ave	4	1.95	1999

### Multipliers Used in Residential Calculations

Residential Zoning	Minimum Lot Size	Frontage	R.O.W.	Build Factor
RRC	43,560	150	50	80%
SRA	43,560	150	50	80%
SRB	10,000	80	50	73%
GR	10,000	80	50	73%

	Undeveloped Land Area (Sq. Ft.)	Lots	Dwelling Units	Effective FAR	Built Commercial/ Industrial sq. Ft.	Future Buildable Comm/Ind sq. ft.	Commercial / Industrial Water Use	Future Residents	Residential Water Use (GPD)	Municipal Solid Waste (tons)	Non-Recycled Solid Waste (tons)	Students	New Roads (miles)
<b>Residential District RRC</b>													
<i>Total Area</i>	<b>13,061,273</b>	<b>63</b>	<b>63</b>					<b>160</b>	<b>12,029</b>	<b>82</b>	<b>59</b>	<b>25</b>	<b>1</b>
<i>Inside the Aquifer Protection District</i>	2,608,856	44	44					111	8,347	57	41	17	1
<i>Outside wetlands, flood zone and 100'-200' River Zone</i>	2,323,857	43	43					108	8,098	55	39	17	0.7
<i>Inside wetlands, flood zone or 100'-200' River Zone</i>	284,999	1	1					3	248	2	1	1	0.0
<i>Outside the Aquifer Protection District</i>	10,452,417	19	19					49	3,683	25	18	8	0
<i>Outside wetlands, flood zone and 100'-200' River Zone</i>	258,173	5	5					12	900	6	4	2	0.1
<i>Inside wetlands, flood zone or 100'-200' River Zone</i>	3,194,244	15	15					37	2,783	19	14	6	0.2
<b>Residential District SRA</b>													
<i>Total Area</i>	<b>20,568,120</b>	<b>267</b>	<b>267</b>					<b>676</b>	<b>50,722</b>	<b>347</b>	<b>247</b>	<b>104</b>	<b>5</b>
<i>Inside the Aquifer Protection District</i>	2,700,869	50	50					125	9,409	64	46	19	1
<i>Outside wetlands, flood zone and 100'-200' River Zone</i>	2,699,735	50	50					125	9,408	64	46	19	0.8
<i>Inside wetlands, flood zone or 100'-200' River Zone</i>	1,136	0	0					0	1	0	0	0	0.0
<i>Outside the Aquifer Protection District</i>	17,867,251	218	218					551	41,313	283	201	85	4
<i>Outside wetlands, flood zone and 100'-200' River Zone</i>	9,851,047	181	181					458	34,329	235	167	71	3.1
<i>Inside wetlands, flood zone or 100'-200' River Zone</i>	8,016,204	37	37					93	6,984	48	34	14	0.6
<b>Residential District SRB</b>													
<i>Total Area</i>	<b>4,066,934</b>	<b>247</b>	<b>247</b>					<b>625</b>	<b>46,866</b>	<b>321</b>	<b>228</b>	<b>96</b>	<b>2.2</b>
<i>Outside wetlands, flood zone and 100'-200' River Zone</i>	3,155,556	230	230					583	43,710	299	213	90	2.1
<i>Inside wetlands, flood zone or 100'-200' River Zone</i>	911,378	17	17					42	3,156	22	15	6	0.2
<b>Residential District GR</b>													
<i>Total Area</i>	<b>464,016</b>	<b>15</b>	<b>28</b>					<b>100</b>	<b>7,530</b>	<b>51</b>	<b>37</b>	<b>11</b>	<b>0.1</b>
<i>Outside wetlands, flood zone and 100'-200' River Zone</i>	241,226	12	23					59	4,455	30	22	9	0.1
<i>2 Family (1,00T)</i>	241,226	12	23					59	4,455	30	22	9	0.1
<i>Inside wetlands, flood zone or 100'-200' River Zone</i>	222,790	3	5					41	3,075	21	15	2	0.0
<i>2 Family (1,00T)</i>	222,790	3	5					14	1,029	7	5	2	0.0
<b>Institutional District INS</b>													
<i>Total Area</i>	<b>1,268,570</b>					<b>383,751</b>	<b>58,942</b>						
<i>Outside wetlands, flood zone and 100'-200' River Zone</i>	1,036,846			0.35		362,896	55,738						
<i>Inside wetlands, flood zone or 100'-200' River Zone</i>	231,724			0.09		20,855	3,204						
<b>Industrial District I - Redevelopment</b>													
<i>Total Area</i>	<b>2,143,634</b>				<b>1,055,958</b>	<b>165,913</b>	<b>12,444</b>						
<i>Outside wetlands, flood zone and 100'-200' River Zone</i>	2,143,634			0.57		1,221,871							
<b>Business District B - Redevelopment</b>													
<i>Total Area</i>	<b>639,348</b>				<b>214,778</b>	<b>24,978</b>	<b>1,873</b>						
<i>Outside wetlands, flood zone and 100'-200' River Zone</i>	639,348			0.38		239,756							
<b>Industrial Park District IP - Redevelopment</b>													
<i>Total Area</i>	<b>6,741,909</b>				<b>3,351,166</b>	<b>491,722</b>	<b>36,879</b>						
<i>Outside wetlands, flood zone and 100'-200' River Zone</i>	6,741,909			0.57		3,842,888							
<b>Grand Total:</b>	<b>48,953,804</b>	<b>593</b>	<b>606</b>		<b>4,621,902</b>	<b>1,066,364</b>	<b>110,138</b>	<b>1,562</b>	<b>117,148</b>	<b>801</b>	<b>570</b>	<b>236</b>	<b>8</b>

- NOTES:
- Land within the 0'-100' buffer zone of the Rivers Protection Act was removed from all districts as an Absolute Constraint.
  - Wetlands, floodplain and the 100'-200' River Zone were considered partial constraints within all Residential Districts and therefore it was assumed that land within any combination of these partial constraints would result in a reduction of the undeveloped land area available for the creation of lots (see below for detailed explanation).
  - Within residential districts RRC, SRA, SRB and GR, 75% of the land area within any partial constraint was assumed not to be available in lot yield calculations. This was based upon a 90% upland requirement within the RRC district and a 70% upland requirement within the remaining districts according to the Zoning Bylaw in addition to the large wetland and floodplain masses.
  - Within the residential GR district it was assumed that 100% of the residential units would be 2 family. This was based upon the INS district, an FAR of .35 was assumed within the unconstrained. This was based upon the Olin College development proposal of 555,000 sq. ft. of building on 35.6 acres. This FAR was reduced by 75% to yield a .09 FAR within partially constrained land.
  - Within the INS district, water usage was assumed to be 21.522125 sq. ft. per gallon. This was based upon the Olin College development proposal of 72,000 gallons per 1,549,593 sq. ft.
  - Within the I-1 and IP redevelopment districts, 100% 3 floor office was assumed. An FAR of .57 was based upon parking limitations.
  - Within the B redevelopment district, 50% 1 floor retail and 50% 2 floor office was assumed. An FAR of .38 was based upon maximum building coverage as specified in section 4.4.2. Of the Zoning Bylaw.
  - The Aquifer Protection District was not considered as a development constraint within residential districts as it only regulated maximum impervious surface.

Developable Land Area (sq ft)	48,953,804
Total Residential Lots	593
Comm./Industrial Buildable Floor Area (sq ft)	1,066,364
Comm./Industrial Water Use (Gal/day)	110,138
Dwelling Units	606
Future Residents	1,562
Residential Water Use (Gal/day)	117,148
Municipal Solid Waste (tons)	801
Non-Recycled Solid Waste (tons)	570
Students	236
New Roads (miles)	8